

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
September 14, 2004

PRESENT: Tom Cowan, Chair
Mark Decker
Terry Janicz
Don Hoefler
Rick Meahl
Andy Kelkenberg
Rebecca Baker, Zoning Officer
Christine Falkowski, Planning Board Clerk

The Planning Board meeting was called to order by Tom Cowan at 7:00PM.

Akron Airport

5-Lot Major Subdivision – Hunts Corners & Dye Roads – Schlabach/Kelkenberg

Items received were: Written statement from Danyette Schlabach authorizing Charlie Kelkenberg to be the applicant for her 13.5 acre parcel; Full SEQR for five lots instead of four; Payment of \$2,000 for the additional fee for major subdivision (\$400 x 5 lots) and Revised drainage plan showing swales at each lot. The Board expressed concern that drainage and house elevations be monitored during construction. Per recommendation by Andrew, this application was tabled pending a complete site plan for major subdivision.

Route 5 Overlay Zone

Special Use Permits in R-A Zone for Commercial Enterprises

We will refer to these as home-based businesses. They are not home occupations, as the business is conducted outdoors as opposed to inside the home. If we modify our Code, we will need a legal description, site plan approval and a special use permit. Can we post the roads to say no weight greater than 10,000 pounds? We are not looking to put anyone out of business, but rather to regulate through permit as protection from potential lawsuits. Existing operations will be grandfathered, but must apply for permit. No new operations will be allowed without permit.

Minutes Review – Don motioned to approve the minutes of August 2nd, seconded by Rick and all approved.

A special meeting will be held on Monday, September 27th with Dan Seider of Wendel Duchscherer regarding drainage and the subdivision process.

NEW BUSINESS

John motioned to adjourn the meeting at 10:20 PM, seconded by Don and all approved.

Next meeting: Monday, September 13, 2004 at 7:30PM

Respectfully submitted,
Christine Falkowski, Recording Secretary